

| | | |
|-------------------------------------|---|---------------------|
| IN RE: PETITION FOR SPECIAL HEARING | * | BEFORE THE |
| SE/S Abell Lane, 2550 ft. +/- SW | * | ZONING COMMISSIONER |
| of Yeoho Road | | |
| 5th Election District | * | OF BALTIMORE COUNTY |
| 3rd Councilmanic District | | |
| Hazel Puckett, Petitioner | * | Case No. 97-216-SPH |
| * * * * * | | |

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the properties located on the southeast side of Abell Lane, approximately 2550 ft. southwest of Yeoho Road in northern Baltimore County. The Petition is filed by Hazel Puckett, property owner. The Petitioner seeks approval of the incorporation of two non-density parcels with a third parcel (which contains one density) to allow the location of the building envelope and proposed dwelling within the former non-density area. The subject properties and requested relief are more particularly shown on the plat for the Puckett property, which accompanied the Petition for Special Hearing and was received at the hearing as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was Hazel Puckett, property owner. Her interests were represented by Bruce E. Doak, a land surveyor from Gerhold, Cross and Etzel, Ltd. Also appearing was Richard Collier, Steven Danielczyk, George V. Palmer, and David Marshall, all interested parties and/or residents of the surrounding locale. Jim Kline, an engineer of G.W. Stephens & Associates, who was engaged by Mr. Palmer, an adjoining property owner, also participated at the hearing.

The facts of this case are relatively undisputed, however, the interesting issue presented requires an examination of the evolution of the Baltimore County Zoning Regulations as they relate to rural properties. Mrs. Puckett and her husband, now deceased, purchased a 1.7 acre parcel

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Date 1/22/97
By M. M. [Signature]

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known as 2201 Abeil Lane in 1964. That purchase is memorialized in a deed recorded in the Land Records of Baltimore County at Liber 4360, page 117. The parcel is improved with a single family dwelling. It is clear that this parcel is a lot of record as that term is defined by Section 101 of the BCZR (i.e., a parcel of land with recorded boundaries in the land records; on the same date as the effective date of the zoning regulations which govern the property). Clearly, the parcel was recorded in the Land Records of Baltimore County and said recordation includes a legal description of the boundaries of the property. The propriety of the creation and utilization of that lot is beyond dispute.

Subsequent to the acquisition of 1.7 acre parcel, Mr. and Mrs. Puckett acquired a rectangularly shaped parcel on or about March 25, 1975. At the hearing, Mrs. Puckett testified that the parcel was acquired from neighboring property owners (the Drummonds) with the intent of obtaining a lot for the Pucketts' daughter. It was envisioned that this daughter would eventually construct a single family house on the lot acquired. That lot is one acre in area and immediately abuts the original Puckett property to the southwest. The Petitioner's plans were never realized and the lot presently remains unimproved. Nonetheless, it is clear that this lot is also a lot of record as defined by the BCZR. It is recorded as such at Liber 5518, page 061 in the Land Records of Baltimore County and existed prior to the adoption of the R.C. zoning classification in Baltimore County.

In 1975, rural lands in Baltimore County were zoned as one of two classifications then in existence. These classifications (R.D.P. and R.S.C.) were the rural zones. Both the RDP and RSC zones required a minimum lot area of one acre. (See Sections 1A00.3.B.1 and 1A01.3.B.1 of the 1975 BCZR- Bill 100). Thus, it is clear that the lot acquired by Mr.

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DATE 1/25/87
BY [Signature]

and Mrs. Puckett in 1975 was a valid acquisition; is a lot of record and can be developed with one single family dwelling.

In 1979, the Pucketts acquired yet another parcel. Mrs. Puckett indicated that her neighbors, (the Drummonds) needed cash and approached her and her husband about the possibility of purchasing more property. This parcel was ultimately conveyed under a deed recorded at Liber 6030, page 134 of the Land Records. This property immediately abuts the parcel acquired by the Pucketts from the Drummonds in 1975, and is also one acre in area. A copy of the deed presented at the hearing shows that same was recorded in the Land Records on June 6, 1979.

A similar transfer occurred in 1981. At that time, another parcel was acquired by Mr. and Mrs. Puckett. Again, the acquisition was from the Drummonds and the parcel was one acre in size. The deed evidencing that transfer was recorded among the Land Records of Baltimore County on January 8, 1980 at Liber 6123, page 775.

Ultimately, the Drummonds sold the residue of their property to the Palmer family. Mr. Palmer indicated that his mother continues to live on that property and he appeared as an interested person in the instant case. The 4 lots acquired by the Pucketts are clearly shown on the site plan. As one would proceed in the southwest direction down Abell Lane, one would pass the original 1.7 acre parcel and then the three individual lots described above which are each one acre in size. These three lots are all presently undeveloped and unimproved. The Petition for Special Hearing requests approval for a combination of the three lots and construction of one single family dwelling thereon. The Petitioner proposes to site that house on the lot acquired in 1979.

For reasons set forth hereinafter, I am persuaded to grant the Petition for Special Hearing. As noted above, it is clear that the first

ORDER RECEIVED FOR FILING

Date

By

parcel acquired by the Pucketts from the Drummonds can be utilized to support one single family dwelling. Under the regulations in effect in 1975, the property met all area requirements and could have been utilized to support a single family dwelling as was contemplated. The acquisition of the second and third lots from the Drummonds were each an illegal subdivision, however, that illegality can be remedied by this Petition. As to parcel 277 (the second parcel) it was acquired by Mrs. Puckett in 1979 at which time the property was zoned R.C.4. Under the R.C.4 zoning classification, an individual lot must be three acres in size. This lot was not sufficiently sized. A similar situation existed when the third lot was recorded in January 1980. That one acre lot was also of insufficient area under the R.C.4 zoning classification. The complicating factor in considering this case is the fact that the County Council has recently rezoned these three subject lots. They are now zoned R.C.2.

Based upon the testimony and evidence presented and for the reasons stated above, it is my judgment that the three lots collectively can be utilized to support one single family dwelling. Moreover, the Petitioner's intent to combine the three parcels as one lot and record a new deed in the Land Records of Baltimore County, evidencing such a combination, is altogether appropriate. The resulting three acre single lot could then be developed with one dwelling, for so long as said development is in accordance with the relevant provisions (i.e., setbacks) of the BCZR. It is to be noted that such a result is not contrary to the interests of the Palmers in that it is clear that no density was conveyed by a transfer of the second and third parcels to the Pucketts in 1979 and 1980, respectively.

Thus, the Petition for Special Hearing shall be granted. Moreover, as a condition of the approval, I shall adopt the recommendation offered by the Department of Environmental Protection and Resource Management

ORDER RECEIVED FOR FILING
Date 12/29/97
By M. H. H. H.

(DEPRM). Essentially, that recommendation requires that development must be in compliance with regulations for the protection of water quality, streams, wetlands and floodplains, as well as the Forest Conservation regulations. Compliance with these provisions of the law, as administered by DEPRM, is required. Moreover, I will require compliance with the comments of DEPRM as they relate to agricultural preservation. Specifically, these comments recommend that the building envelope be located no more than 90 feet from the road and that the lots not be cleared more than a maximum 20,000 sq. ft. Despite the imposition of these conditions, however, the Petitioner may site the house at any appropriate and lawful location on any of the three lots. The site plan shows a proposed building envelope on the second (middle) lot, but the house may be constructed on any of the three lots, for so long that all appropriate regulations are obeyed. Lastly, the Petitioner shall submit, for inclusion in the case file, a copy of the deed filed in the Land Records of Baltimore County evidencing the combination of these lots.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of January 1997 that, pursuant to the Petition for Special Hearing, approval for the incorporation of two non-density parcels with a third parcel (which contains one density) to allow the location of the building envelope and proposed dwelling within the former non-density area, be and is hereby GRANTED, subject, however, to the following restrictions:

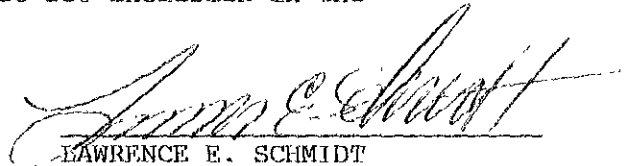
1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason,

this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments offered by the Department of Environmental Protection and Resource Management (DEPRM) that development must be in compliance with regulations for the protection of water quality, streams, wetlands and floodplains as well as the Forest Conservation regulations.

3. Compliance with the comments of DEPRM, as they relate to agricultural preservation, that the building envelope be located no more than 90 feet from the road and that the lots not be cleared more than a maximum of 20,000 sq. ft.

4. Prior to the issuance of any permits, the Petitioner shall record a copy of this Order in the Land Records of Baltimore County. A copy of the recorded Order shall be submitted to the Zoning Commissioner's office for inclusion in the case file.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 1/23/97
By Ch. D. Cook



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 21, 1997

Mrs. Hazel Puckett
118 Hedgewood Road
Timonium, Maryland 21093

RE: Petition for Special Hearing
Case No. 97-216-SPH
Property: SE/S Abell Lane, 2550 ft. +/- SW of Yeoho Road
Hazel Puckett, Petitioner

Dear Mrs. Puckett:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.

- c: Mr. Bruce E. Doak, Cross and Etzel Ltd., 320 E. Towsontown Blvd.
Towson, Md. 21286
- c: Mr. Steven Danielczyk, 115 Thurden Road, Reisterstown, Md. 21136
- c: Mr. George V. Palmer, 15603 Falls Road, Sparks, Md. 21152
- Mr. David Marshall, 13901 Summer Hill Dr., Phoenix, Md. 21131

(SIGNED BY LES)



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

ON THE S.E. SIDE OF ABELL LANE,

2550 1/2 - S.W. OF YEOMO ROAD

which is presently zoned R.C. 4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve THE INCORPORATION OF TWO NON-DENSITY PARCELS WITH A THIRD PARCEL (WITH ONE DENSITY); WITH THE LOCATION OF THE BUILDING ENVELOPE AND PROPOSED DWELLING WITHIN THE FORMER NON-DENSITY AREA. AND TO APPROVE AND UNDERSIZED LOT PER SECT. 304 IF DEEMED NECESSARY BY THE ZONING COMMISSIONER.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

118 HEDGEWOOD ROAD (410) 321-7027
Address Phone No.

LUTH-TIMONUM MD 21093
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

GERHOLD, CROSS & ETZEL, LTD
Name
320 E. TOWSONTOWN BLVD
TOWSON MD 21286 823-4470
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

Zoning Administration

Development Management

GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

216
EMERITUS
PAUL C. DOILENBERG
FRED H. DOILENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

October 25, 1996

**Zoning Description
The Hazel Puckett Property
On the Southeast Side of Abell Lane**

Deed References:

E.H.K., Jr. No. 6123 folio 775

E.H.K., Jr. No. 5518 folio 061

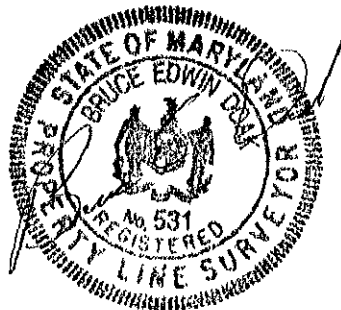
E.H.K., Jr. No. 6030 folio 134

Beginning for the same at a point in the centerline of Abell Lane, a 20 foot wide private farm road which point is 2550 feet, more or less, southwest of the centerline of Ycoho Road, thence running the four following courses and distances, viz:

South 37 degrees 48 minutes 50 seconds East 356.67 feet, thence
South 52 degrees 42 minutes 30 seconds West 385.30 feet, thence
North 32 degrees 31 minutes East 352.78 feet to the centerline of said Abell Lane,
thence with said centerline
North 51 degrees 53 minutes East 352.74 feet to the place of beginning.

Containing 3.00 Acres of land, more or less.

This description is not for conveyance purposes and only fulfills the requirements of the Baltimore County Office of Zoning.



abellane.zdc

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No.

DATE,

ACCOUNT

AMOUNT

RECEIVED
FROM: _____

FOR:

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 480 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-216-SPH

(Item 216)
SES Abel Lane, 2550' SW of Yeoho Road

5th Election District
3rd Councilmanic

Legal Owner(s):
Hazel Pickett

Special Hearing: to approve the incorporation of two non-density parcels with a third parcel (with one density) with the location of the building envelope and proposed dwelling within the former non-density area.

Hearing: Tuesday, December 17, 1996 at 11:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations
Please Call 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-3331.

11/29/97 Nov. 28 C102826

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 29, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 28, 1996

THE JEFFERSONIAN,

A. H. Anderson

LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 216

Petitioner: HAZEL PUCKETT

Location: PAR 148, 275 & 277 TAX MAP 27, GRID 14
ON SE SIDE OF ABELL LAKE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HAZEL PUCKETT

ADDRESS: 118 HEDGEWOOD ROAD

LUTH-TIMONIUM, MD 21093

PHONE NUMBER: (410) 321-7027

AJ:ggs

(Revised 09/24/96)



Item 216

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 11/24/96.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: THE INCORPORATION OF TWO NON-DENSITY PARCELS
WITH A THIRD PARCEL (WITH ONE DENSITY) WITH THE LOCATION
OF THE BUILDING ENVELOPE AND PROPOSED DWELLING
WITHIN THE FORMER NON-DENSITY AREA

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RECEIVED 11/24/96

TO: PUTUXENT PUBLISHING COMPANY
November 28, 1996 Issue - Jeffersonian

Please forward billing to:

Hazel Puckett
118 Hedgewood Road
Luth-Timonium, MD 21093
321-7027

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-216-SPH (Item 216)
SE/S Abell Lane, 2550' SW of Yeoho Road
5th Election District - 3rd Councilmanic
Legal Owner(s): Hazel Puckett

Special Hearing to approve the incorporation of two non-density parcels with a third parcel (with one density) with the location of the building envelope and proposed dwelling within the former non-density area.

HEARING: TUESDAY, DECEMBER 17, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 21, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-216-SPH (Item 216)
SE/S Abell Lane, 2550' SW of Yeoho Road
5th Election District - 3rd Councilmanic
Legal Owner(s): Hazel Puckett

Special Hearing to approve the incorporation of two non-density parcels with a third parcel (with one density) with the location of the building envelope and proposed dwelling within the former non-density area.

HEARING: TUESDAY, DECEMBER 17, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, sweeping "A" and "J".

Arnold Jablon
Director

cc: Hazel Puckett
Gerhold, Cross & Etzel, Ltd.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 2, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 10, 1996

Ms. Hazel Puckett
118 Hedgewood Road
Timonium, MD 21093

RE: Item No.: 216
Case No.: 97-216-SPH
Petitioner: Hazel Puckett

Dear Ms. Puckett:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 14, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: November 14, 1996

TO: Hearing Officer

FROM: John L. Lewis
Planner II, Zoning Review

SUBJECT: Item #216
Abell Lane

UNUSUAL: Three existing parcels, one of which may have density (up to you) since it was cut prior to the R.C.-4 regulations, is 1 acre and has adjacent ownership with an improved 1.7-acre lot. (Minimum lot size in R.C.-4 is 3 acres for subdivisions of 10 acres or less and 1 acre for cluster.) If minimum lot size met and you allow construction of dwelling on non-density parcels, all is well. If 3-acre minimums and adjacent ownership a factor, Section 304 is a factor. So advised applicant.

JLL:scj

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B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: November 21, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 201, 205, 213, 214, 215, 216, and 217

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Clay Kerns

PK/JL

MICROFILM



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 11.20.96
Item No. 216 (JLL)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RECEIVED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 11/26/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF NOV. 25, 1996.

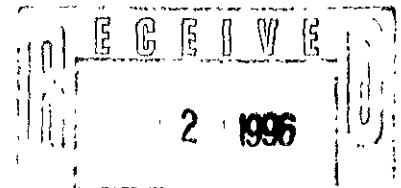
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 213, 214, 215, 216, 217,
218 and 219.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: December 5, 1996

FROM: *pub* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for December 2, 1996
 Item Nos. 212, 213, 214, 215, (216,
 217, 218

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

12/17
97-216

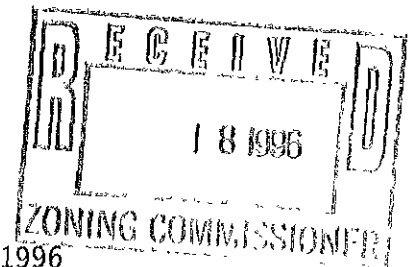
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

December 12, 1996

FROM: R. Bruce Seeley *RBS/jp*
DEPRM

SUBJECT: Zoning Item #216 - Puckett Property
Abell Lane
Zoning Advisory Committee Meeting of November 25, 1996



The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

Agriculture Preservation

If approved, place conditions that limit the impact on the forest resources:

1. Place a building envelope around the house that requires the front of the house to be no more than 90' from the road.
2. Impose a maximum 20,000 square foot limitation on clearing or removal of forest vegetation. A lesser amount may be required to meet Forest Conservation Requirements.

RBS:PD:WL:sp

PUCKETT/DEPRM/TXTSBP

MICROFILMED

Predicted Reduction in RC2 Units, Accounting for Split-Zoning

Table 3.

| Size Class | Number of Polygons | % Split-Zoned | Average Density Change | Reduction in Number of Units |
|------------|--------------------|---------------|------------------------|------------------------------|
| 0 - 1.99 | 236 | 0.667 | 0.833 | 131 |
| 2 - 5.99 | 313 | 0.333 | 1 | 104 |
| 6 - 9.99 | 126 | 0.166 | 2 | 42 |
| 10 - 49.99 | 220 | 0.5 | 2 | 220 |
| 50-149.99 | 41 | 0.833 | 2 | 68 |
| 150 + | 1 | 0 | 0 | 0 |
| Total | | | | 565 |

Predicted Increase in RC2 Units, Accounting for Parcels in Deeds

Table 4.

| Size Class | Number of Polygons | % Not Split - Zoned | Factor for Parcels | # Additional Parcels | Density per Parcel | Additional number of units |
|------------|--------------------|---------------------|--------------------|----------------------|--------------------|----------------------------|
| 0 - 1.99 | 236 | * | * | * | * | * |
| 2 - 5.99 | 313 | ** | ** | ** | ** | ** |
| 6 - 9.99 | 126 | 0.833 | 0.75 | 0.78 | 2 | 157 |
| 10 - 49.99 | 220 | 0.5 | 0.75 | 82.5 | 2 | 165 |
| 50-149.99 | 41 | 0.167 | 0.4 | 2.8 | 2 | 5.6 |
| 150 + | 1 | | 0.4 | 0.4 | 2 | 0.8 |
| Total | | | | 86.48 | | 328.4 |

* - Undersized parcels

** - These properties were excluded because it appears a significant number have been subdivided (see parcel map)

*1996 map
process*

| | | |
|---|---|---------------------|
| RE: PETITION FOR SPECIAL HEARING | * | BEFORE THE |
| SE/S Abell Lane, 2550' SW of Yeoho Road | * | ZONING COMMISSIONER |
| 5th Election District, 3rd Councilmanic | * | |
| Hazel Puckett | * | OF BALTIMORE COUNTY |
| Petitioner | * | CASE NO. 97-216-SPH |

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio
 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of December, 1996, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Blvd., Towson, MD 21286, representative for Petitioners.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN

[Handwritten signature]

GORDON T. LANGDON
EDWARD F. DI IACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

216
EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

October 31, 1996

Zoning Commissioner of Baltimore County
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

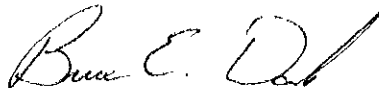
To Whom It May Concern:

The Puckett property consists of three adjoining one-acre parcels and are currently zoned R.C. 4. One parcel has a single density right; the other two parcels have no density. Hazel Puckett is petitioning for a Special Hearing to the Zoning Commissioner of Baltimore County to approve the incorporation of the two parcels with no density with the one parcel with one density right, with the location of the building envelope and a proposed dwelling within the former non-density area.

Currently only the northeasternmost parcel has a narrow building envelope. This situation drastically restricts the size of the proposed house, locates it very close to the existing house to the northeast of the property line and renders the two one-acre parcels to the southwest useless. Approval of this incorporation of lots would allow for the building of a more suitable house, prevent the negative effect of the value of the adjoining properties and would not increase the density in the immediate area.

We thank the Zoning Commissioner or the Deputy Zoning Commissioner for his consideration of this petition.

Sincerely,



Bruce E. Doak
Principal

puckett.lct

ENCLOSURE

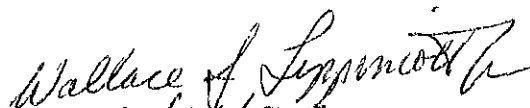
Mr. Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County

This letter is in reference to Case #97-216-SPH. A restriction was imposed on the property that the building envelope be located no more than 90 feet from the road. There is an inconsistency with this restriction due to the set back under R.C.2 regulations. R.C.2 regulations state that a dwelling must be at least 75 feet from a main road. If the building envelope can be located no more than 90 feet from the road and the R.C.2 restriction of a dwelling being at least 75 feet from the road is said and true, then the dwelling can be no more than 15 feet wide.

Mr. Wallace S. Lippincott, Jr. of DEPRM and myself met on 2/24/97 at the Puckett Property to discuss the distance of the building envelope. Mr. Lippincott agreed that the building envelope can be located no more than 180 feet from the road and still be consistent with R.C.2 regulations.

Sincerely,


Steven S. Danielczyk


2/24/97

RECEIVED

FAX TRANSMISSION COVER SHEET

TO: WALLACE S. LIPPINCOTT, JR.

FROM: STEVEN DANIELCZYK

Becton Dickinson Microbiology Systems
250 Schilling Circle
Hunt Valley, Maryland 21030

Fax # 410-584-7146

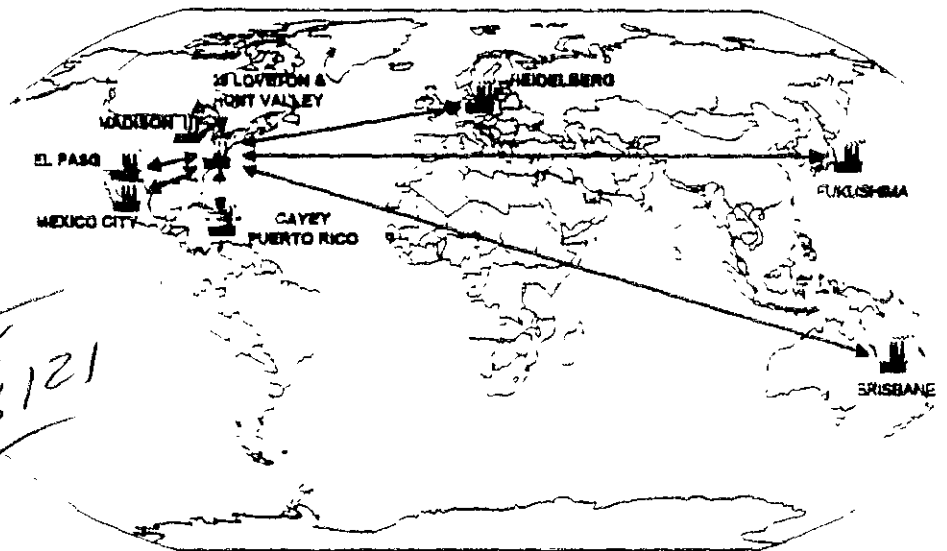
587-2904

If you did not receive
all of the pages, please
call 410-584-7146. 7520

Number of pages
including cover sheet:

2

FAX
584-8121



Comments: PLEASE SIGN THIS LETTER AND FAX TO

MR. LAWRENCE E. SCHMIDT AS SOON AS POSSIBLE!

THANK YOU!

Steve DAWIDCZYK
584-7520 (W)
833-7214 (H)

(410) 515-4100 / 569-4100 BUSINESS
(410) 515-4111 FAX
(410) 452-8527 RESIDENCE



LOUIS M. SENTMAN
REALTOR®

COLDWELL BANKER
GREMPER REALTY, INC.
5 BELAIR SOUTH PARKWAY, SUITE 1535
BEL AIR, MD 21015

An Independently Owned and Operated Member of Coldwell Banker Residential Affiliates, Inc.

Let No 2

T-2-C

THE TITLE GUARANTEE COMPANY
(Individual Form)

LIBER 4880 PAGE 117

App. H- 49108

This Deed, Made this _____ day of _____, in the year one
thousand nine hundred and sixty-four, by and between _____

MERLE EUGENE SKIPPER and JUNE D. SKIPPER, his wife, of Baltimore County, State of Maryland,
parties of the first part, Grantors; and RANDALL C. PUCKETT and HAZEL V. PUCKETT, his wife,
of Baltimore City, State of Maryland, parties of the second part, Grantees.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the
receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto
the said parties of the second part, as tenants by the entireties, their assigns, and
unto the survivor of them, his or her heirs and assigns, in fee simple, all

----- that ----- lot(s) of ground
situate in the Fifth Election District of Baltimore County,
in the State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a stone heretofore planted at the beginning of the eleventh
or north 35 degrees East 28.6 perches line of that parcel of land conveyed by Benjamin
E. Carroll and wife to Peter R. Drummond and Ruth J. Drummond, his wife by Deed dated
January 11th, 1952, and recorded among the Land Records of Baltimore County in Liber
G.L.B. No. 2087, folio 143, running thence for lines of division now made north 36
degrees 59 minutes West passing over a pipe now set at the end of 346.48 feet in all
a distance of 356.48 feet to a point in or near the center of a Farm Road, 20 feet
wide, leading from the Drummond residence to the County Road known as Yeoho Road, with
the use of such road in common with others entitled thereto, thence binding in or near
the center of said Road north 52 degrees 36 minutes East 227 feet, thence laying said
Road south 36 degrees 59 minutes East passing over a pipe now set at the end of 10 feet
in all a distance of 295.11 feet to a pipe now set and to intersect the aforementioned
eleventh line in the Deed from Carroll to Drummond, thence binding reversely on said
eleventh line as now surveyed south 37 degrees 33 minutes West 236.4 feet to the place
of beginning. Containing 1.704 acres of land, more or less.

THE property hereinabove described has the benefit of and is subject to the use of
said Farm Road, 20 feet wide, for the purpose of ingress and egress and regress as well
as a right of way or easement for the purpose of laying, constructing and maintaining
utilities.

BEING the same lot of ground which, by Deed dated July 23rd, 1962, and recorded
among the Land Records of Baltimore County in Liber W.J.R. No. 4024, folio 138, was
granted and conveyed by Ruth J. Drummond, widow to the Grantors herein.



ENCLOSURE

157-207/1076 (17-000000)

27/11/1975

Bel No 3

LIBER 5518 PAGE 061

THIS DEED, Made this 29th day of March, in the year One Thousand Nine Hundred and Seventy-Five, by and between RUTH J. DRUMMOND, of Baltimore County, State of Maryland, party of the first part, and RANDALL C. PUCKETT and HAZEL PUCKETT, his wife, parties of the second part.

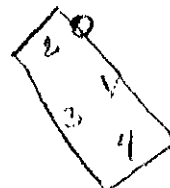
WITNESSETH, That for and in consideration of the sum of Five Dollars, and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said RUTH J. DRUMMOND does hereby grant and convey unto the said RANDALL C. PUCKETT and HAZEL PUCKETT, his wife, as tenants by the entireties their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple, all that piece or parcel of land situate, lying and being in the Fifth Assessment District of Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same at a stone heretofore set at the beginning of the eleventh or North 35 degrees East 28.6 perches line of the parcel of land containing 117½ acres described in a deed from Benjamin E. Carroll and wife to Peter R. Drummond and Ruth J. Drummond, his wife, dated January 11, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2087 folio 143, said stone also being at the beginning of a parcel of land which by a deed dated September 5, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4360 folio 117 was conveyed by Merle Eugene Skipper and wife to Randall Puckett and Hazel Puckett, his wife, and running thence with and binding on the first line of said last mentioned parcel of land, as now surveyed, North 37 degrees 48 minutes 50 seconds West, passing over a pipe heretofore set 10 feet from the end of said line, 356.67 feet to a point in the center of a farm road, 20 feet wide, leading from the Drummond residence northeasterly to Yeoho Road, thence binding in or near the center of said farm road, with the right and use thereof in common with others entitled thereto, South 51 degrees 53 minutes West 106 feet, thence leaving said road and running for a line of division South 32 degrees 31 minutes East, passing over a pipe set on the southeast side of said road, 356.34 feet to a pipe set in the last line of a parcel of land containing 16.282 acres more or less described as an exception in the aforesaid deed from the Carrolls to the Drummonds and thence binding reversely on a part of said last line, North 52 degrees 42 minutes 30 seconds East 138.88 feet to the place of beginning.

Containing and laid out for 1.00 acre of land, as surveyed by Dollenberg, Gerhold, Cross & Etzel on February 14, 1975.

BEING a part of the land which by a Deed dated January 11, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2087 folio 143 was granted and conveyed by Benjamin E. Carroll and wife to Peter R. Drummond and Ruth J. Drummond, his wife. The said Peter R. Drummond departed this life on November 15, 1961 whereby title became vested in Ruth J. Drummond by right of survivorship.

TOGETHER WITH the buildings and improvements thereupon erected, made or being; and all and every the rights, alleys, ways, waters,



privileges, appurtenances and advantages to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said RANDALL C. PUCKETT and HAZEL PUCKETT, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple.

AND THE SAID party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that she will warrant specially the property granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the within Grantor.

TEST:

Saunders M. Almond, Jr.

Ruth J. Drummond (SEAL)

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 29th day of March, 1975, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared RUTH J. DRUMMOND, the within Grantor, and she acknowledged the foregoing Deed to be her act.

AS WITNESS my hand and Notarial Seal.

Saunders M. Almond, Jr.
Notary Public

My Commission Expires: July 1, 1978.

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2586488 2586488 2586488 2586488 2586488

Rec'd for record APR 2 1975 at 10 AM

Per Elmer H. Kahline, Jr., Clerk

Mail to Saunders M. Almond, Jr.
Receipt No. 800

THIS DEED, Made this 26th day of May, in the year One Thousand Nine Hundred and Seventy-Nine, by and between RUTH J. DRUMMOND, of Baltimore County, State of Maryland, party of the first part, and RANDALL C. PUCKETT and HAZEL PUCKETT, his wife, parties of the second part.

WITNESSETH, That for and in consideration of the sum of \$925.00-----, and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said RUTH J. DRUMMOND does hereby grant and convey unto the said RANDALL C. PUCKETT and HAZEL PUCKETT, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple, all that lot or parcel of ground situate, lying and being in the Fifth Assessment District of Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same at a point in the center of a farm road, 20 feet wide, leading from the residence of Mrs. Ruth J. Drummond, northeasterly to the Yeoho Road, said place of beginning being at the beginning of the third line of a parcel of land which by a deed dated March 29, 1975, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5518 folio 61, was conveyed by Ruth J. Drummond to Randall C. Puckett and wife and thence leaving said farm road and running with and binding on said third line (1) South 32 degrees 31 minutes East 356.34 feet to intersect the last line of a parcel of land containing 16.282 acres, more or less, described as an exception in a Deed dated January 11, 1952, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2087 folio 143, from Benjamin E. Carroll and wife to Peter R. Drummond and wife, thence running with and binding on a part of said last line (2) South 52 degrees 42 minutes 30 seconds West 122.84 feet to an iron pipe, thence leaving said outline and running for a line of division (3) North 32 degrees 31 minutes West, passing over a pipe set at the distance of 340.92 feet measured along said line of division, in all 354.56 feet to a point in or near the center of the aforesaid farm road, 20 feet wide and thence binding in or near the center of said farm road, with the right and use thereof in common with others entitled thereto, (4) North 51 degrees 53 minutes East 123 feet to the place of beginning. Containing and laid out for 1.00 acre of land, more or less, as surveyed by Gerhold, Cross & Etzel, Registered Professional Land Surveyors, on November 15, 1978.

TOGETHER WITH and SUBJECT TO the use in common with others entitled thereto of the 20 ft. road referred to in the description hereinabove.

BEING a part of the land which by a Deed dated January 11, 1952, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2087 folio 143, was granted and conveyed by Benjamin E. Carroll and wife to Peter R. Drummond and Ruth J. Drummond, his wife. The said Peter R. Drummond departed this life on November 15, 1961, whereby title to the said property became vested in Ruth J. Drummond, the within Grantor, by right of survivorship.

TOGETHER WITH the buildings and improvements thereupon erected, made or being; and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anyway appertaining.

TO HAVE AND TO HOLD said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together

MICROFILMED

with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said RANDALL C. PUCKETT and HAZEL PUCKETT, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple.

AND THE SAID party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that she will warrant specially the property granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the within Grantor.

TEST:

Samuel M. Almond, Jr. *Ruth J. Drummond* (SEAL)
SAUNDERS M. ALMOND, JR. Ruth J. Drummond

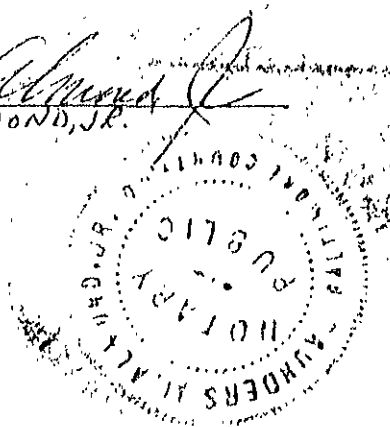
STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 26 day of May, 1979, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared RUTH J. DRUMMOND, the within Grantor, and she acknowledged the foregoing Deed to be her act.

AS WITNESS my hand and Notarial Seal.

Samuel M. Almond, Jr.
SAUNDERS M. ALMOND, JR.
NOTARY PUBLIC

My Commission Expires: July 1, 1982.



Rec'd for record JUN 6 1979 at 10:17
Per Elmer H. Kahline, Jr., Clerk
Mail to Samuel M. Almond, Jr.
Receipt No. 900

006***** 251942C# 6L-9- NOR
5944***** 251943C# 6L-9- NOR
0044***** 251944C# 6L-9- NOR
5911***** 251944# 6L-9- NOR

27/11/1978

6123 JAN 775

Feb 5

THIS DEED, Made this 1st day of October, in the year One Thousand Nine Hundred and Seventy-Nine, by and between RUTH J. DRUMMOND, of Baltimore County, State of Maryland, party of the first part, and RANDALL C. PUCKETT and HAZEL PUCKETT, his wife, parties of the second part.

WITNESSETH, That for and in consideration of the sum of \$3,000.00, and other good and valuable considerations, this day paid, the receipt whereof is hereby acknowledged, the said RUTH J. DRUMMOND does hereby grant and convey unto the said RANDALL C. PUCKETT and HAZEL PUCKETT, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple, all that piece or parcel of land situate, lying and being in the Fifth Assessment District of Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same at an iron pipe heretofore set at the beginning of the third line of a parcel of land which by a Deed dated May 26, 1979 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6030 folio 134, was conveyed by Ruth J. Drummond to Randall C. Puckett and wife and running thence with and binding on said third line, North 32 degrees 31 minutes West, passing over an iron pipe set at the distance of 340.92 feet measured along said third line, in all 354.56 feet to a point in the center of a farm road, 20 feet wide, commonly known as Abell Lane leading from the residence of Mrs. Ruth J. Drummond, northeasterly to the Yeoho Road, thence binding in the center of said farm road, with the right and use thereof in common with others entitled thereto, South 51 degrees 53 minutes West 123.74 feet, thence leaving said road and running for a line of division now made, South 32 degrees 31 minutes East, passing over an iron pipe set on the southeast side of said road, 352.78 feet to an iron pipe set in the last line of a parcel of land containing 16.282 acres, more or less, described as an exception in a Deed dated January 11, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2087 folio 143 from Benjamin E. Carroll and wife to Peter R. Drummond and wife and thence binding reversely on a part of said last line, North 52 degrees 42 minutes 30 seconds East 123.58 feet to the place of beginning.

Containing and laid out for 1.00 acre of land, as surveyed by Gerhold, Cross & Etzel on November 28, 1979.

BEING a part of the land which by a Deed dated January 11, 1952, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2087 folio 143, was granted and conveyed by Benjamin E. Carroll and wife to Peter R. Drummond and Ruth J. Drummond, his wife. The said Peter R. Drummond departed this life on November 15, 1961, whereby title to the said property became vested in Ruth J. Drummond by right of survivorship.

TOGETHER WITH the buildings and improvements thereupon erected, made or being; and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or anyway appertaining.

TO HAVE AND TO HOLD said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of

-2-

the said RANDALL C. PUCKETT and HAZEL PUCKETT, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple.

AND THE SAID party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that she will warrant specially the property granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the within Grantor.

TEST:

Saunders M. Almond, Jr. Ruth J. Drummond (SEAL)
Saunders M. Almond, Jr. Ruth J. Drummond

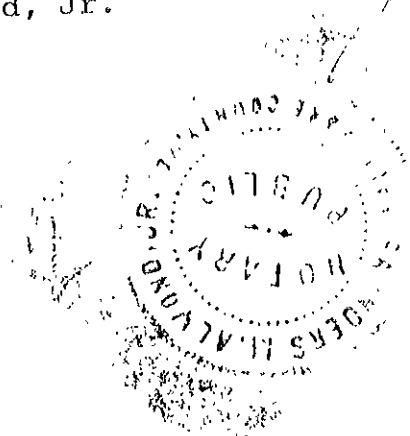
STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 15th day of October, 1979, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared RUTH J. DRUMMOND, the within Grantor, and she acknowledged the foregoing Deed to be her act.

AS WITNESS my hand and Notarial Seal.

Saunders M. Almond, Jr.
Saunders M. Almond, Jr.
NOTARY PUBLIC

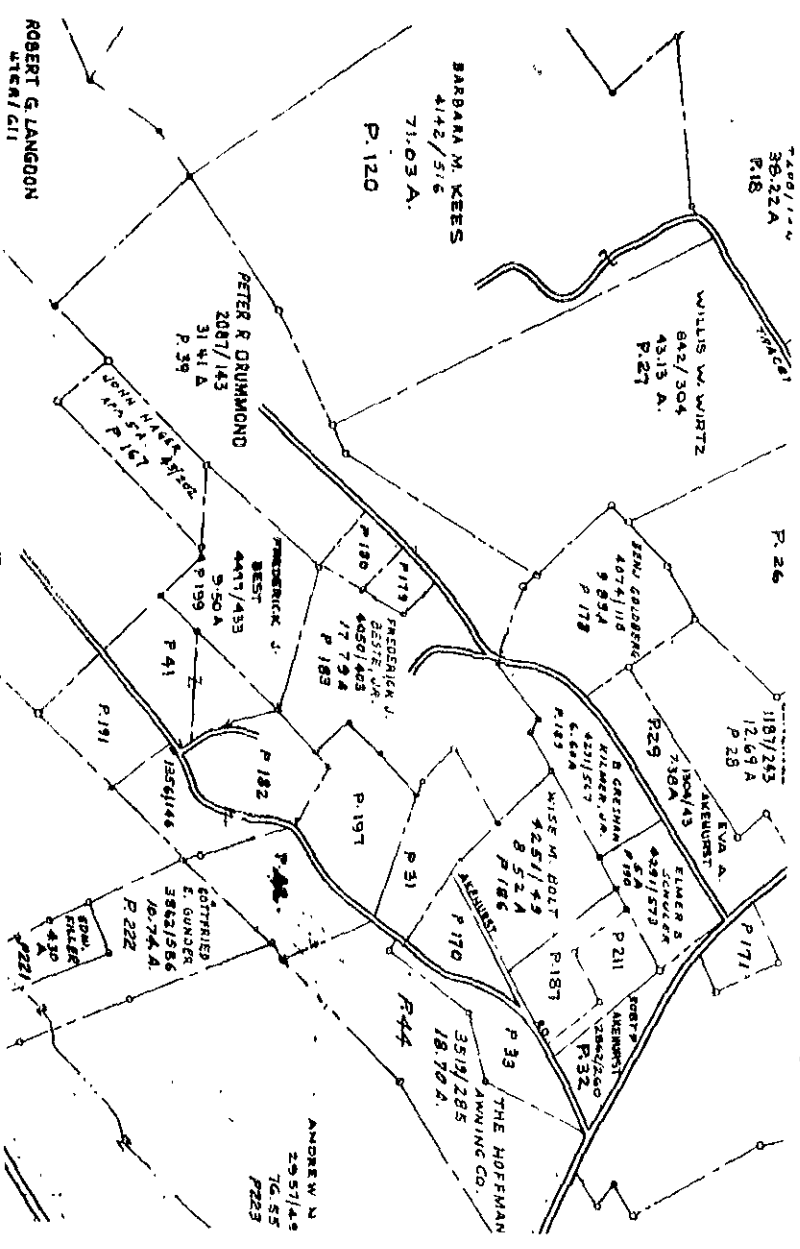
My Commission Expires: July 1, 1982.



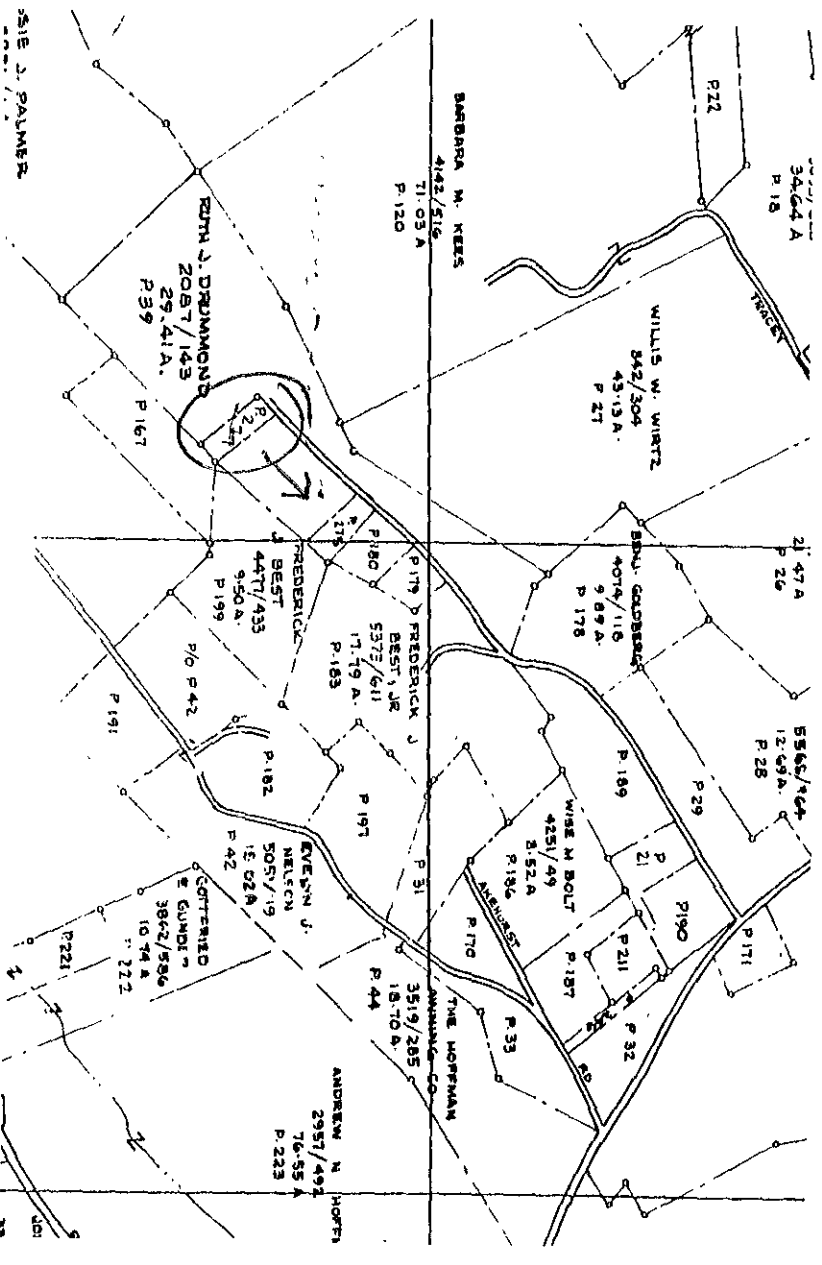
Rec'd for record JAN 81 1980 at 10:00
Per Elmer H. Kahline, Jr., Clerk
Mail to Saunders M. Almond, Jr.
Receipt No. 9400

06*** 2046562 03-3-1
051*** 2046662 03-8-1
051*** 2046570 03-8-1
051*** 2046570 03-8-1
051*** 2046570 03-8-1

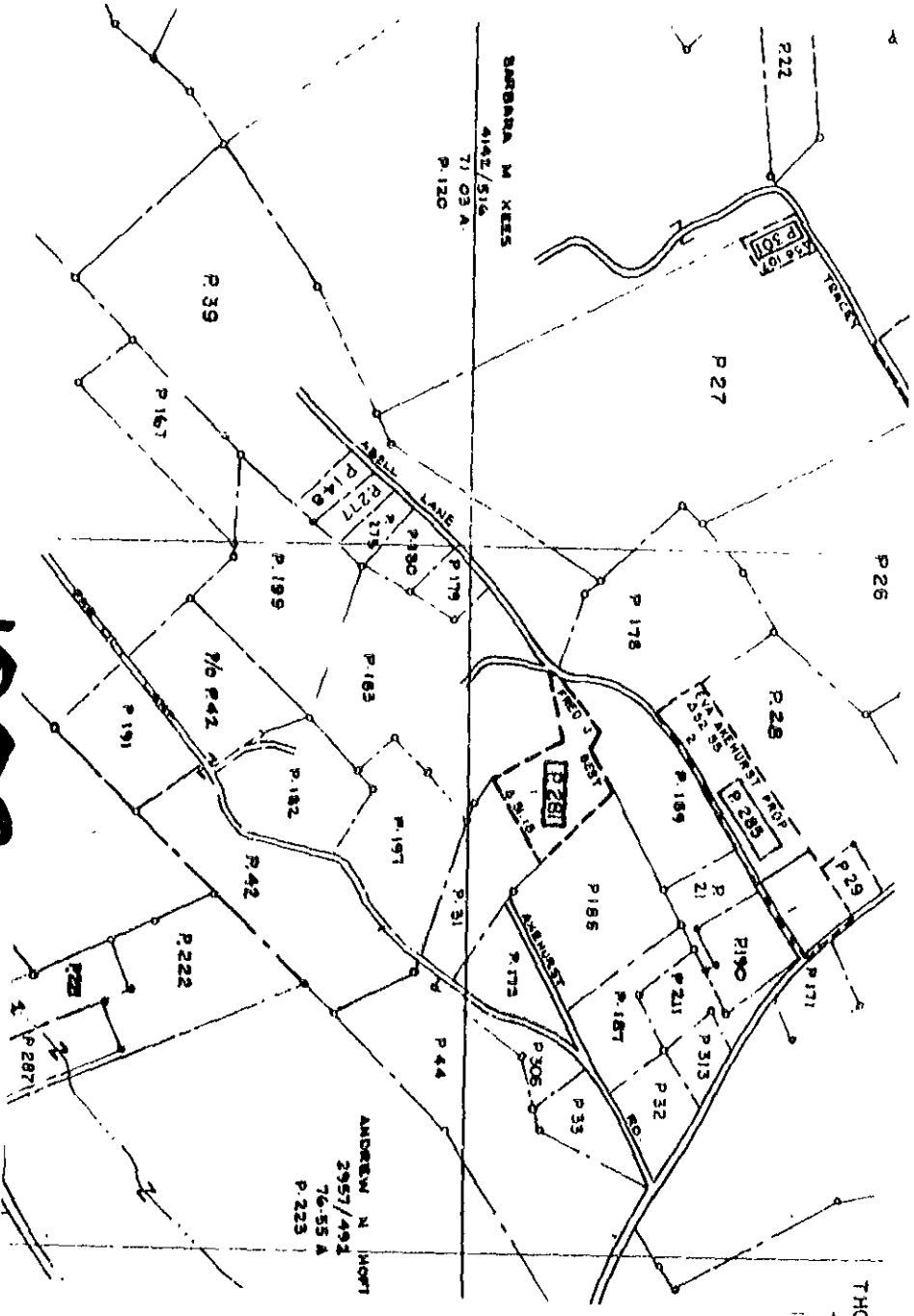
Tax Map 27



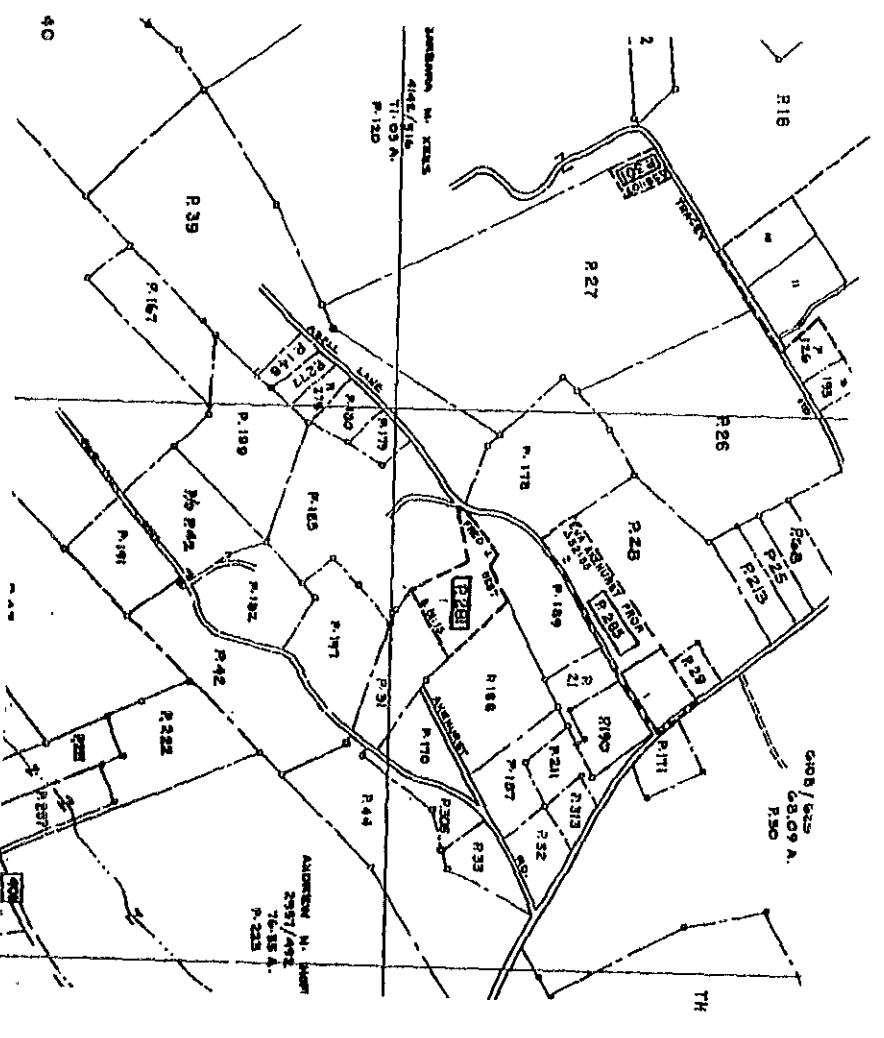
1969



Nov 1979

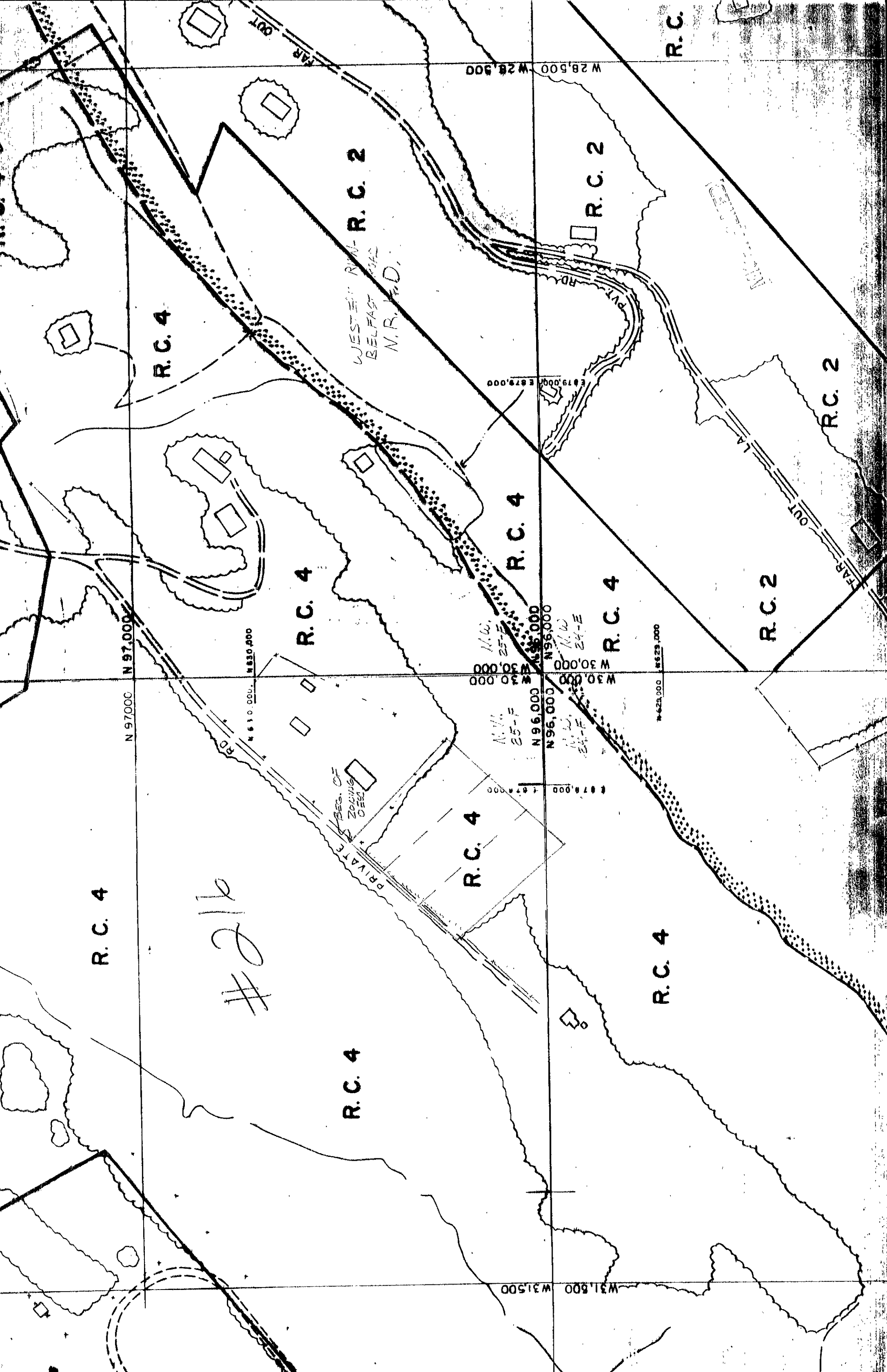


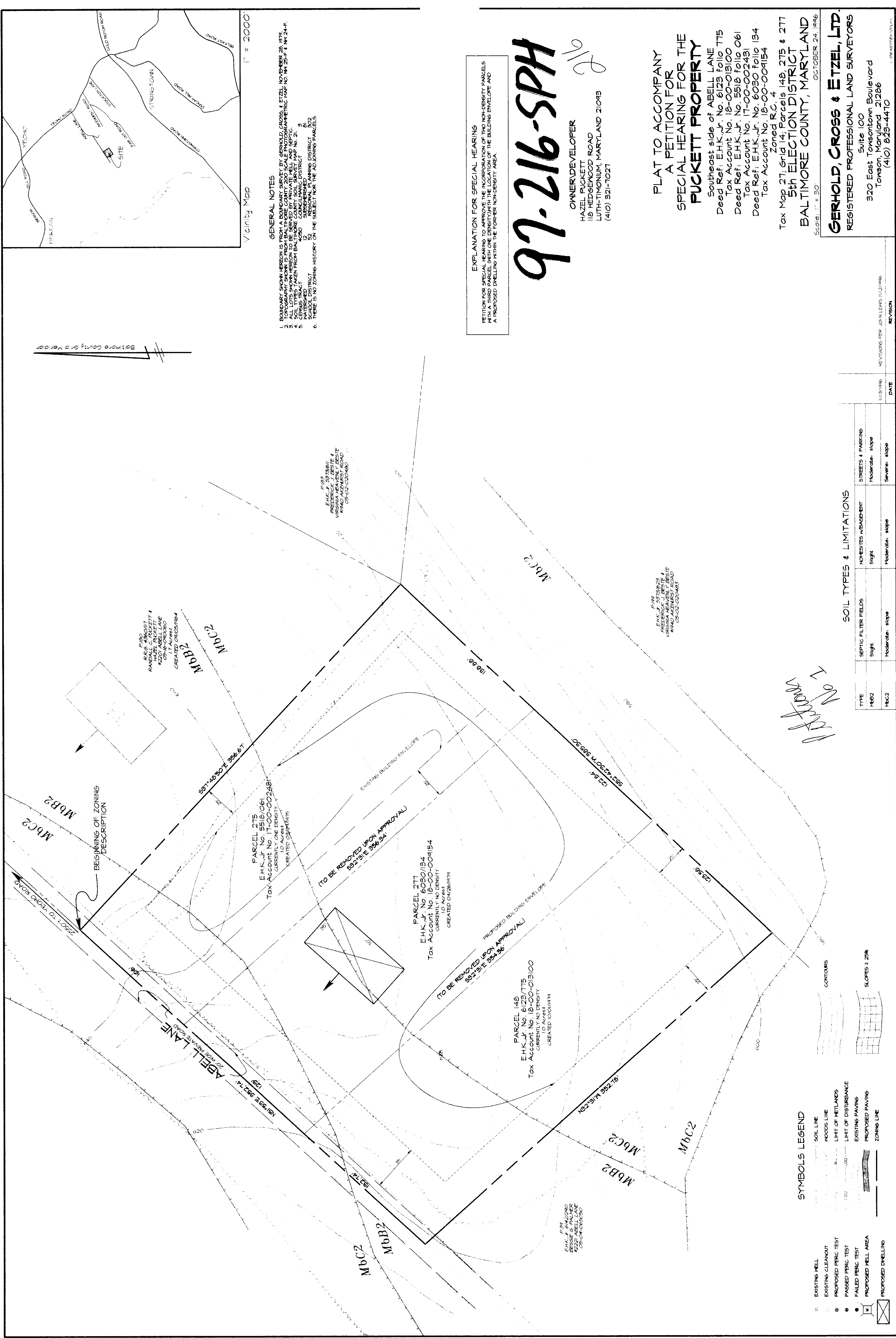
1992



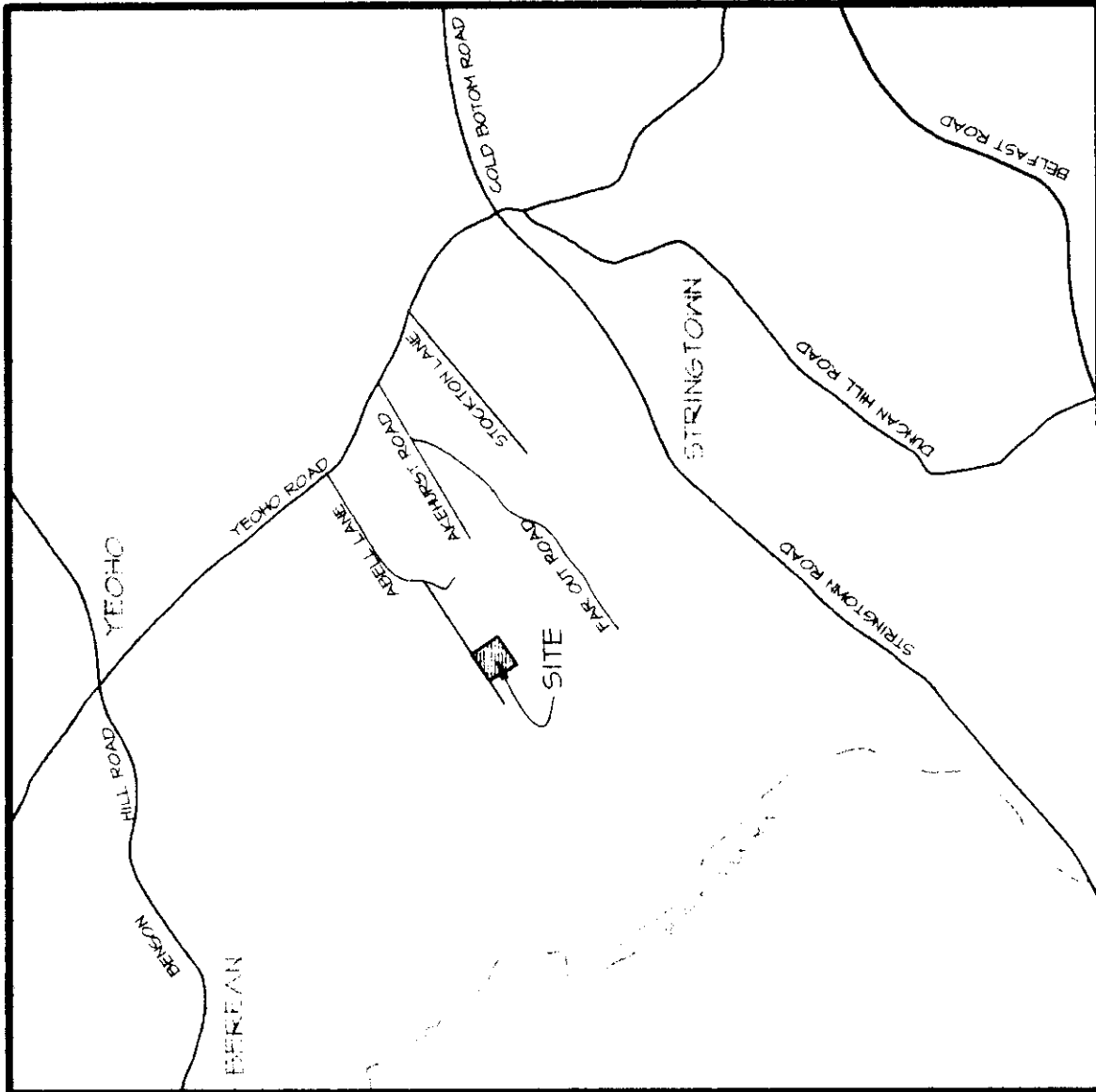
1995

Microfilmed





Baltimore County Grid Version



Vicinity Map

1" = 2000'

GENERAL NOTES

1. BOUNDARY SHOWN HEREON IS FROM A SURVEY BY GERALD CROSS & ETZEL, NO. 28, 1983.
2. ALL LOTS SHOWN HEREON TO BE SERVED BY PRIVATE WELL AND SEPTIC.
3. ALL LOTS SHOWN HEREON TO BE SERVED BY PRIVATE WELL AND SEPTIC.
4. CENSUS TRACT 4000.
5. WATERSHED DISTRICT 502.
6. THERE IS NO ZONING HISTORY ON THE SUBJECT FOR THE ADJOINING PARCELS.

EXPLANATION FOR SPECIAL HEARING

REASON FOR SPECIAL HEARING TO APPROVE THE INCORPORATION OF TWO NON-DENSITY PARCELS INTO A PETITION FOR A SPECIAL HEARING TO APPROVE THE BUILDING ENVELOPE AND A PROPOSED DWELLING WITHIN THE FORMER NON-DENSITY AREA.

97-216-SPH

OWNER/DEVELOPER

HAZEL RUCKETT
118 HEDGEWOOD ROAD
LUTH-TIMONIUM, MARYLAND 21093
(410) 521-7027

PLAT TO ACCOMPANY
A PETITION FOR
SPECIAL HEARING FOR THE
PUCKETT PROPERTY

Southeast side of ABELL LANE
Deed Ref: E.H.K. Jr. No. 6123 folio 775
Tax Account No. 18-00-018100
Deed Ref: E.H.K. Jr. No. 5518 folio 061
Tax Account No. 17-00-002431
Deed Ref: E.H.K. Jr. No. 6030 folio 134
Tax Account No. 18-00-009154

Zoned R.C. 4
Tax Map 27, Grid 14; Parcels 146, 275 & 277
5th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 30'

OCTOBER 24, 1996

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

SOIL TYPES & LIMITATIONS

| TYPE | SEPTIC FILTER FIELDS | NON-SEPTIC BASEMENT | STREETS & PARKING |
|------|----------------------|---------------------|-------------------|
| MbB2 | Slight | Slight | Moderate, slope |
| MbC2 | Moderate, slope | Moderate, slope | Severe, slope |

SYMBOLS LEGEND

- EXISTING WELL
- EXISTING CLEANOUT
- PROPOSED PERC TEST
- PASSED PERC TEST
- FAILED PERC TEST
- PROPOSED WELL AREA
- PROPOSED DWELLING
- SOIL LINE
- MOODS LINE
- LIMIT OF DISTURBANCE
- EXISTING PAVING
- PROPOSED PAVING
- ZONING LINE

CONTOURS

SLOPES 2.20%

11/1/96

REVISIONS PER JOHN LEWIS 11/2/1996

REVISION

DATE

MICROFILMED